

GENERAL NOTES

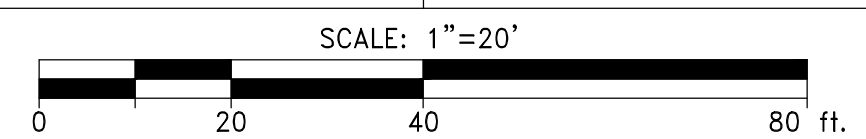
- BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY OMLAND & OSTERKORN, INC. AS SHOWN ON LEFT SIDE OF THIS PLAN. DATUM IS ASSUMED.
- THE DESIGN OF THE PROPOSED POOL IS TO BE COORDINATED WITH POOL CONTRACTOR/DESIGNER AND OWNER PRIOR TO CONSTRUCTION.
- ALL POOL CONSTRUCTION TO BE COORDINATED IN ACCORDANCE WITH TOWNSHIP, STATE AND BOCA REQUIREMENTS.
- THIS PLAN DOES NOT INCLUDE STAKEOUT OF PROPERTY, PROPOSED POOL, FENCING AND/OR STRUCTURES.
- FENCING AND GATES FOR THE PROPOSED POOL TO BE IN ACCORDANCE WITH TOWNSHIP, BOCA AND STATE REQUIREMENTS FOR POOL COMPLIANCY.
- GRASSED SWALES TO BE CONSTRUCTED AROUND POOL TO DIRECT STORMWATER RUNOFF AROUND POOL AREA AND THERE SHALL BE NO ADVERSE IMPACT ONTO ADJACENT PROPERTIES. CONTRACTOR TO ENSURE ADDITIONAL SURFACE RUNOFF DOES NOT FLOW OR GET TRAPPED ON ANY ADJOINING PROPERTY.
- LOCATIONS OF UTILITIES ARE APPROX. CONTRACTOR SHALL VERIFY EXACT LOCATION IN FIELD WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE OWNER SHALL PROVIDE A COPY OF ALL PERMITS AND APPROVALS ISSUED FOR THE PROJECT TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND COMPLYING WITH THE TERMS AND CONDITIONS OF ALL PERMITS, APPROVALS AND AUTHORIZATIONS ISSUED BY THE VARIOUS REGULATORY AUTHORITIES FOR THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR CONFIRMING WITH THE ENGINEER THAT THE PERMITS AND APPROVALS PROVIDED BY THE OWNER IS COMPLETE.
- ANY OMISSIONS IN THE STANDARD DETAILS OR LACK OF INFORMATION MUST BE BROUGHT TO THE ATTENTION OF OMLAND & OSTERKORN PRIOR TO CONSTRUCTION.
- SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH THE LOCAL SOIL CONSERVATION DISTRICT'S REQUIREMENTS. AS NOTED ON THE PLAN, THE LIMIT OF DISTURBANCE IS UNDER 5,000 SQUARE FEET THEREFORE SESC CERTIFICATION IS NOT REQUIRED.
- ALL AREAS BEING GRADED AND WHERE SOIL IS BEING SPREAD ACROSS THE YARD SHALL BE TOP SOILED AND SEEDED IMMEDIATELY FOLLOWING GRADING OPERATIONS.
- THE APPLICANT SHALL BE RESPONSIBLE FOR THE EXPENSE RELATED TO ANY RECONSTRUCTION OF PAVEMENT, CURB, SIDEWALK OR OTHER PUBLIC PROPERTY IF DAMAGED DURING CONSTRUCTION.
- THE APPLICANT SHALL ENSURE ALL DISTURBED WORK AREAS ARE STABILIZED WITH TOPSOIL, SEED, HAY AND STRAW MULCH TO ENSURE PROPERTY LAWN GROWTH.
- SURFACE RUNOFF DURING CONSTRUCTION WILL BE MAINTAINED THROUGH THE USE OF SILT FENCE.
- A PERCOLATION TEST SHALL BE PERFORMED PRIOR TO INSTALLATION OF DRAINAGE SYSTEM TO ENSURE THAT THE SYSTEM LIES ABOVE THE SEASONAL HIGH WATER TABLE AND THAT THE SOIL IS SUFFICIENTLY PERMEABLE TO DRAIN THE SYSTEM FREE OF WATER WITHIN A 36 HOUR TIME PERIOD.
- THE TOWNSHIP ENGINEER SHALL BE CONTACTED PRIOR TO PERCOLATION TEST AND RESULTS OF THE TEST SHALL BE FORWARDED TO TOWNSHIP ENGINEER. OMLAND & OSTERKORN SHALL BE NOTIFIED AS WELL FOR PERCOLATION TEST.
- INSTALLATION OF SEEPAGE PITS ARE SUBJECT TO INSPECTION BY TOWNSHIP ENGINEER. INSPECTION REQUESTS SHALL BE MADE AT LEAST 48 HOURS PRIOR TO REQUIRED INSPECTION. OMLAND & OSTERKORN SHALL BE NOTIFIED AS WELL FOR INSPECTION.
- DESIGN ENGINEER CERTIFIES THAT THE PROPOSED DESIGN WILL RESULT IN ZERO NET INCREASE IN RUNOFF. CERTIFICATION LETTER TO BE PROVIDED UPON CONSTRUCTION OF SEEPAGE PIT IF REQUIRED BY TOWNSHIP ENGINEER.
- CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS REGARDING SUBSURFACE CONDITIONS, INCLUDING BUT NOT LIMITED TO SOIL CHARACTERISTICS, AS WELL AS DEPTH TO ROCK AND GROUNDWATER. THE DESIGN ENGINEER WAS NOT CONTRACTED TO MAKE ANY SUCH DETERMINATIONS.
- ROOF LEADERS FROM CABANA TO BE CONNECTED TO NEAREST YARD INLET.
- PROPOSED RETAINING OVER FOUR FEET IN HEIGHT TO BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER WITH STABILITY CALCULATIONS PROVIDED PRIOR TO CONSTRUCTION.

ZONING TABLE

ITEM	REQUIRED	EXISTING	PROPOSED
Min. Lot Area	25,000 S.F.	25,387 S.F.	NO CHANGE
Min. Lot Width and Frontage	125 Ft.	111 Ft. (E)	NO CHANGE
Min. Lot Depth	150 Ft.	217.95 Ft.	NO CHANGE
Min. Front Yard Setback	40 Ft.	80.7 Ft.	NO CHANGE
Min. Side Yard Setbacks	20 Ft. (min. for homes with a gross building area that is less than 3,700 S.F.)	39 Ft. (garage face to side yard) 19.6 Ft. (Min.) (E)	NO CHANGE
Min. Rear Yard Setback	40 Ft.	81.6 Ft.	NO CHANGE
Max. Building Height	2½ Stories and 35 Ft.	< 2½ Stories and 35 Ft.	NO CHANGE
Max. Lot Coverage by Principal Building	15%	12.8%	NO CHANGE
Max. Lot Coverage by Principal and Accessory Building	20%	12.8%	16.6%
Max. Impervious Coverage	28.5%	20.1%	21.1%
Accessory Building - Min. Side Yard Setback (Each)	15 Ft.	N/A	42 Ft. for Pergola 15 Ft. for Pool
Accessory Building - Min. Rear Yard Setback	20 Ft.	N/A	20 Ft. for Equipment 20 Ft. for Pavilion 20 Ft. for Pool

**EXISTING CONDITIONS/
DEMOLITION PLAN**

PROPOSED CONDITIONS



SOIL MOVEMENT CALCULATIONS

CUT
 PROPOSED POOL - 135 CY
 SEEPAGE PIT - 40 CY
 GRADING OF YARD/WALLS - 231 CY
 TOTAL CUT - 406 CY

FILL
 GRADING OF YARD/WALLS - 176 CY
 TOTAL CUT TO BE EXPORTED - 230 CY

PLANT SCHEDULE

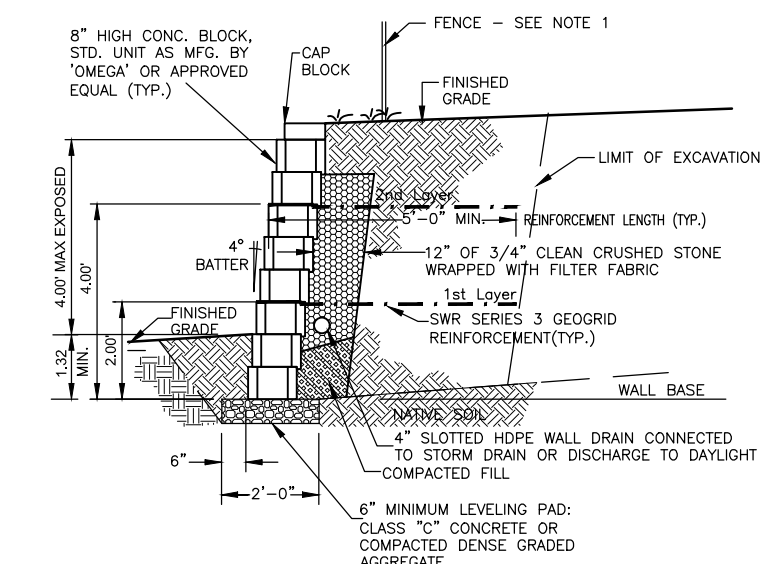
Key	Qty	Scientific Name	Common Name	Height	Root
Evergreen Trees					
JCB	8	Juniperus chinensis 'Blue Point'	Blue Point Juniper	6-7'	B&B
Shrubs					
GM	5	Buxus x 'Green Mountain'	Green Mountain Boxwood	30-36"	#5 Cont.

PROPOSED IMPERVIOUS:

POOL	740 SF
PERGOLA	240 SF
PATIO	1,850 SF
TOTAL	2,830 SF

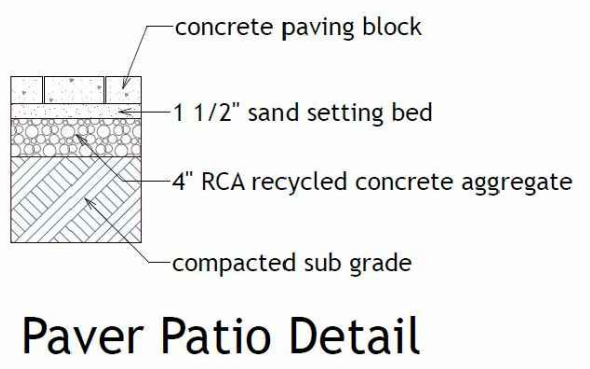
**COVERAGE TABLE - ZONE R-25
BLOCK 429, LOT 41**

Description	Existing Coverages		Proposed Coverages	
	Area (SF)	Percentage	Area (SF)	Percentage
Building Coverage				
Dwelling	3,237	12.8%	3,237	12.8%
Total Principal Building Coverage	3,237		3,237	
Accessory Building Coverage				
Pool	740		740	
Cabana	240		240	
Total Accessory Building Coverage	980	3.9%	980	3.9%
Total Principal and Accessory Building Coverage	4,217	16.6%	4,217	16.6%
Impervious Coverage				
Building Coverage	3,237		3,477	
Driveway	1,623		1,623	
Walkways (Front Only)	255		255	
Total Impervious Coverage	5,115	20.1%	5,355	21.1%
Change in Impervious Coverage			240	



MODULAR RETAINING WALL DETAIL
N.T.S.

NOTES:
 1. FOR WALLS 48" OR HIGHER PROVIDE GUARD PER BOCA 1825.5 + 1021.0.
 2. MODULAR WALL UNITS TO BE ANCHOR OR APPROVED EQUAL.



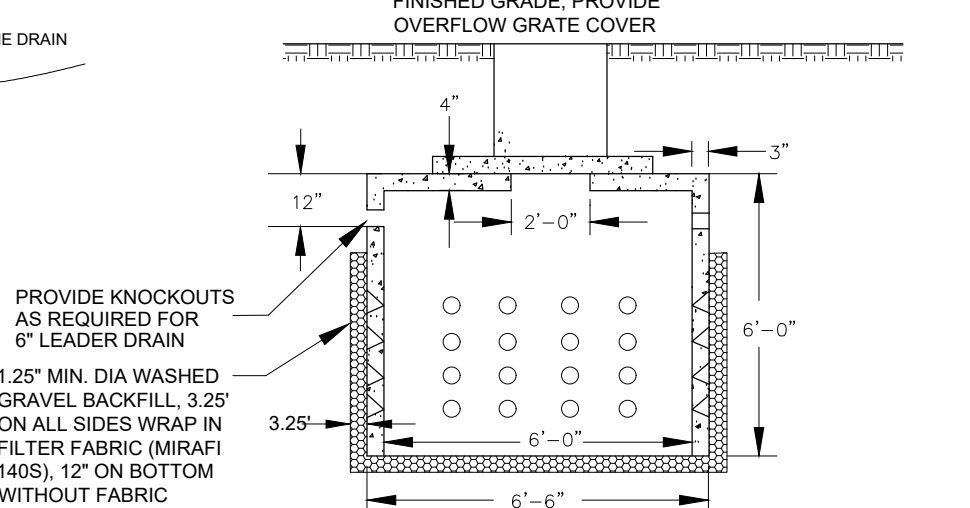
Paver Patio Detail

DRAINAGE CERTIFICATION

- THERE SHALL BE NO ADVERSE IMPACT ONTO ADJACENT PROPERTIES.
- THERE SHALL BE ZERO INCREASE IN STORMWATER RUNOFF AS A RESULT OF THE PROPOSED PROJECT.

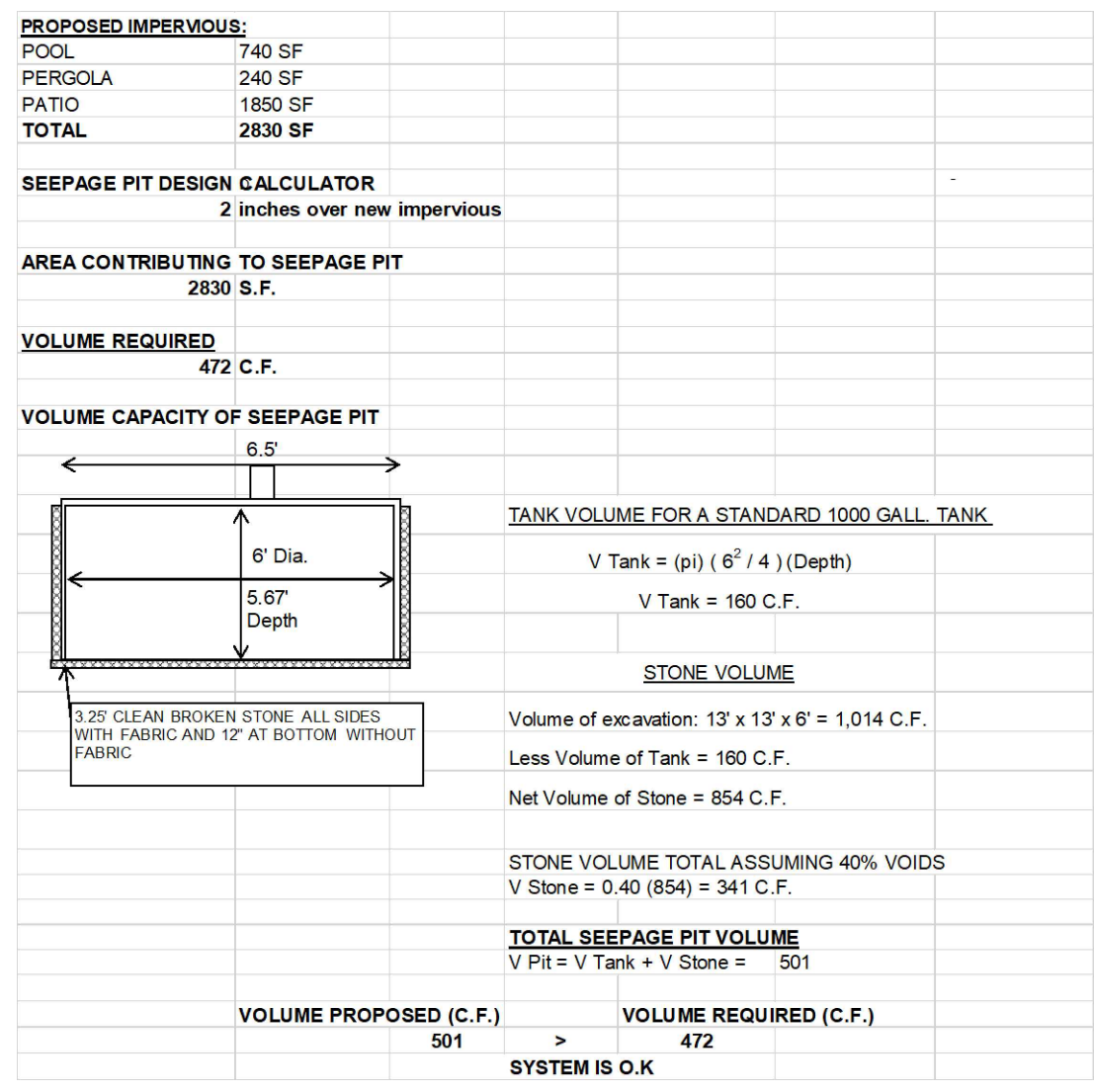
12" INLINE DRAIN

12" CAST IRON GRATE



TYPICAL INSTALLATIONS
NYLOPLAST DRAIN BASIN AND INLINE DRAIN

PRECAST CONC. 1000 GAL. DRYWELL
N.T.S.



SEEPAGE PIT DESIGN CALCULATOR
2 inches over new impervious

AREA CONTRIBUTING TO SEEPAGE PIT
2830 S.F.

VOLUME REQUIRED
472 C.F.

VOLUME CAPACITY OF SEEPAGE PIT
6.5'

TANK VOLUME FOR A STANDARD 1000 GALL. TANK
 $V \text{ Tank} = (\pi) (6' / 4) (\text{Depth})$
 $V \text{ Tank} = 180 \text{ C.F.}$

STONE VOLUME
 Volume of excavation: $13' \times 13' \times 6' = 1,014 \text{ C.F.}$
 Less Volume of Tank = 180 C.F.
 Net Volume of Stone = 834 C.F.

STONE VOLUME TOTAL ASSUMING 40% VOIDS
 $V \text{ Stone} = 0.40 (834) = 341 \text{ C.F.}$

TOTAL SEEPAGE PIT VOLUME
 $V \text{ Pit} = V \text{ Tank} + V \text{ Stone} = 501$

VOLUME PROPOSED (C.F.)
501

VOLUME REQUIRED (C.F.)
472

SYSTEM IS O.K.

**POOL PLAN FOR
359 RUIT FARM ROAD
DEMOLITION PLAN / POOL PLAN /
CONSTRUCTION DETAILS
TAX MAP BLOCK 429, LOT 41
TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY**

SHEET No.
1 OF 1

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NO.	REVISION	DATE
1	REV PER TWP ENG COMMENTS VIA EMAIL DATED 2/23/21	03/01/21
2		
3		
4		
5		
6		